

# INDUSTRIAL SPACE AVAILABLE

4750 HIAWATHA DRIVE,  
ROCKFORD, IL 61103

**AVAILABLE – 100,700 SF**



## Property Information

- Located in the heart of Rockford's Industrial Park.
- Over 17,000 Vehicles Per Day on Route 2.
- Less than a mile from Route 2 and a mile from Route 251.
- 7 miles from Highway I-90.
- Currently zoned I-1 (Light Industrial)
- 2,000 Amp Service – 277/480 Volts
- Signage available.

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	5,032	\$72,685	173
3 Miles:	55,124	\$80,154	1,453
5 Miles:	131,877	\$85,260	4,234

 815-229-3000

 [leasing@firstmidwestgroup.com](mailto:leasing@firstmidwestgroup.com)

 6801 Spring Creek Road, Rockford, IL 61114

# AERIAL | 4750 HIAWATHA DR, ROCKFORD, IL 61103

## HEART OF ROCKFORD'S INDUSTRIAL PARK



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



# SITE SURVEY | 4750 HIAWATHA DR, ROCKFORD, IL 61103 NEAR ROUTE 2 AND ROUTE 251



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

# SITE PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

## EXISTING SITE PLAN



**LAND**  
10.34 AC

**SITE**  
Total SF: 100,700



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



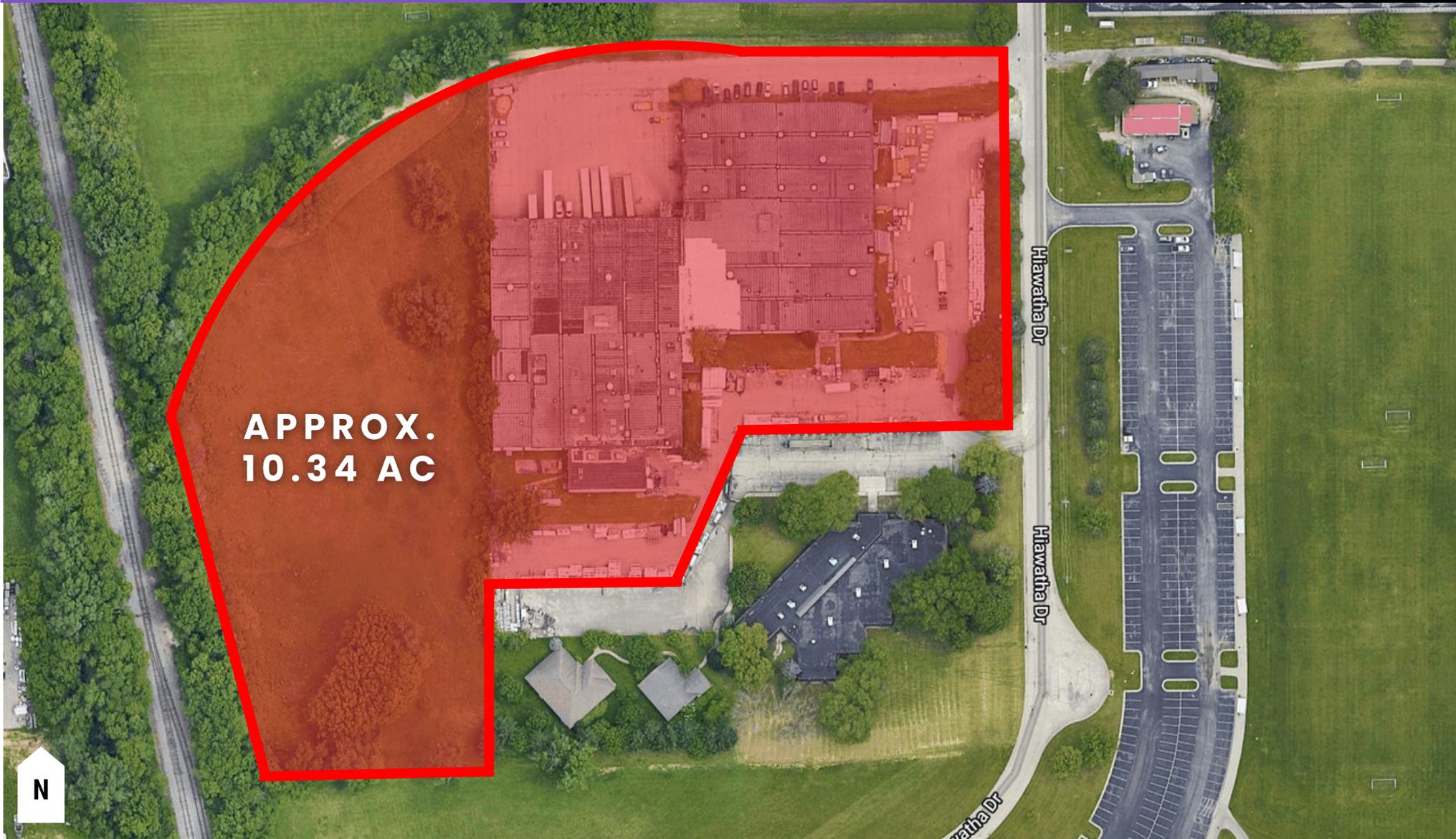
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

# SITE PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

## CURRENT ZONING I-1



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



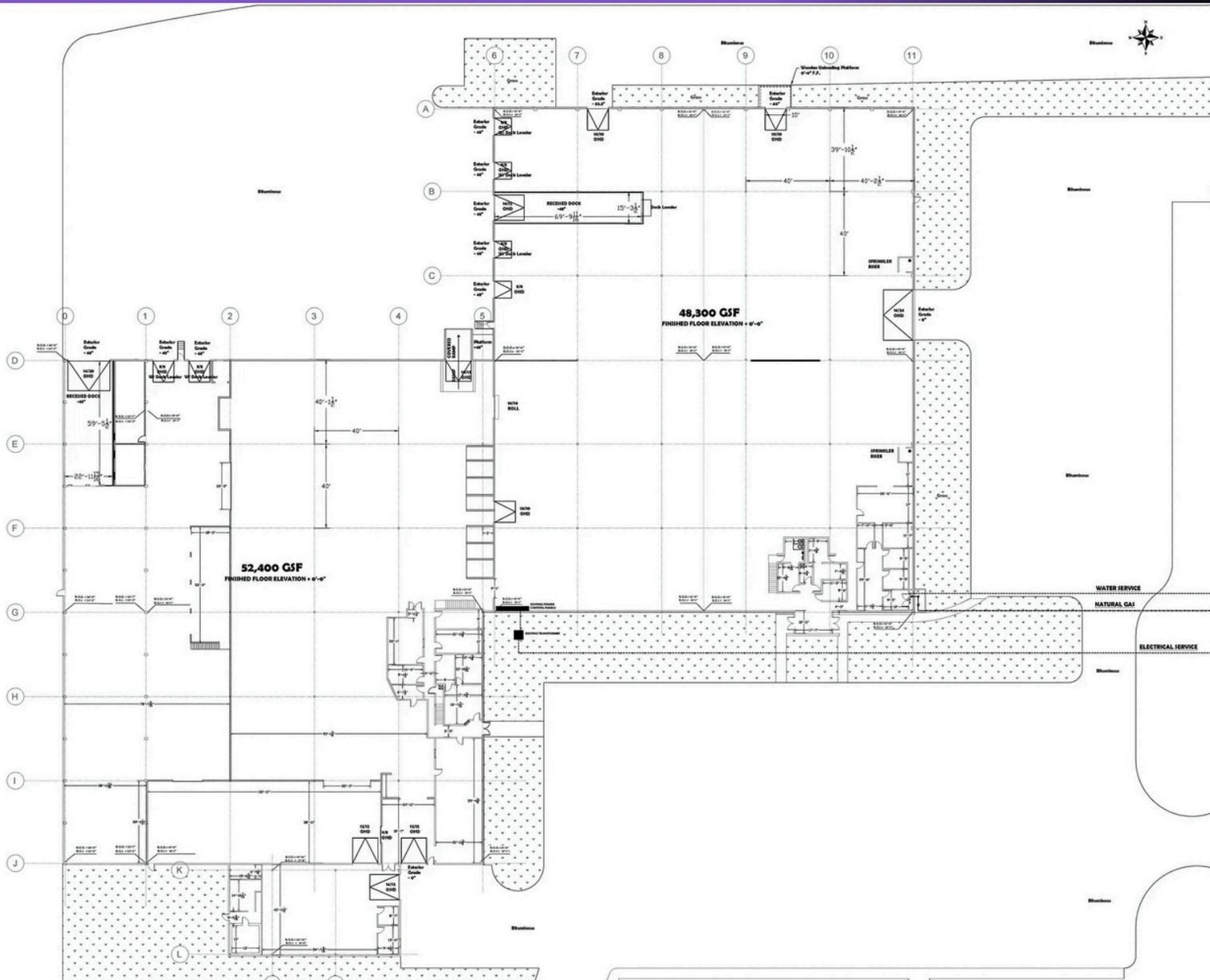
6801 Spring Creek Road, Rockford, IL 61114



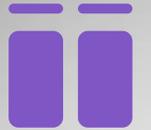
First Midwest Group

# FLOOR PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

## FIRST FLOOR LAYOUT



**MULTIPLE DOCKS**



**40' COLUMN SPACING**



**18' CLEAR HEIGHT**



**2,000 AMP SERVICE**  
277/480 VOLTS



**SPRINKLER SYSTEM**



815-229-3000



leasing@firstmidwestgroup.com



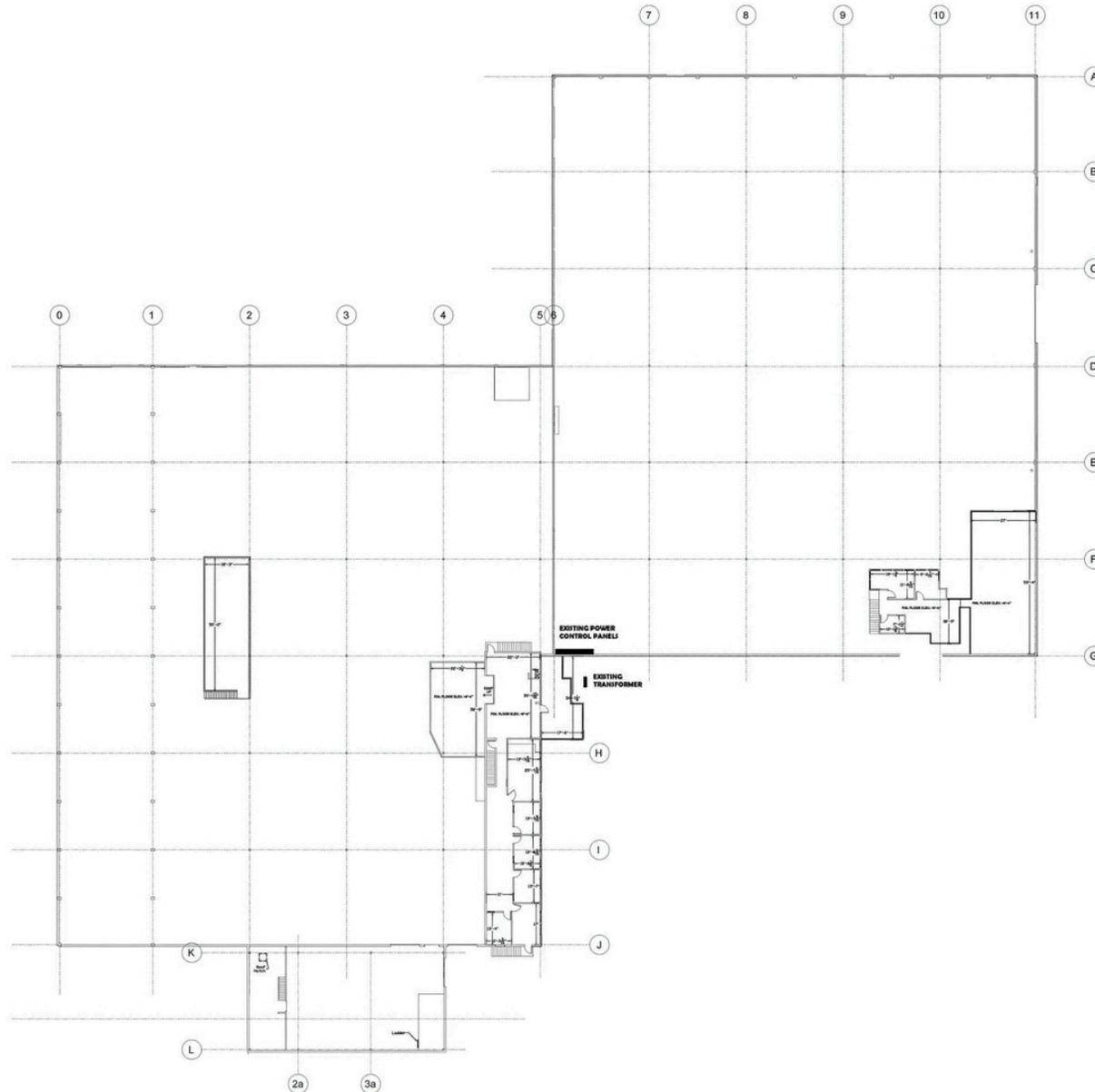
6801 Spring Creek Road, Rockford, IL 61114



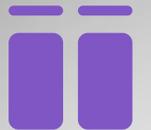
First Midwest Group

# FLOOR PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

## MEZZANINE LAYOUT



**MULTIPLE DOCKS**



**40' COLUMN SPACING**



**18' CLEAR HEIGHT**



**2,000 AMP SERVICE**  
277/480 VOLTS



**SPRINKLER SYSTEM**



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group